Airport Land Use Compatibility Plan (ALUCP) Implementation Plan

Land Use & Housing Committee
Item #8
March 9, 2011

Background

- San Diego County Regional Airport Authority adopted ALUCPS for:
  - **MCAS Miramar** (October 2, 2008)
  - **Brown Field** (January 25, 2010)
  - **Gillespie Field** (January 25, 2010)
  - **Montgomery Field** (January 25, 2010)
- ALUCPs become effective on date adopted (state law)

Overview

- Currently, all development in adopted AIAs must be submitted to Airport Authority

- City must take action to:

  – Remove direct conflicts (in code & land use plans) to implement adopted ALUCPs, or

  – Overrule the Airport Authority

- **Proposed implementation plan will help to:**

  – Inform public of airport related requirements

  – Streamline permit review in AIAs

ALUCP Implementation Plan

- **Code Amendments**

- **Zoning Actions**

- **Community Plan Amendments**

- **Identification of plan areas for infill** (per ALUCP infill policy)

Code Amendments

- **To create new airport related overlay zone**
- **To clarify applicable ALUCP noise, safety, & airspace protection criteria**
- **To provide exemptions for:**
  - Repair and maintenance with no increase in density, FAR, or height
  - Equal or less intense occupancy changes
  - Accessory structure 1500 sq ft/no intensity increase
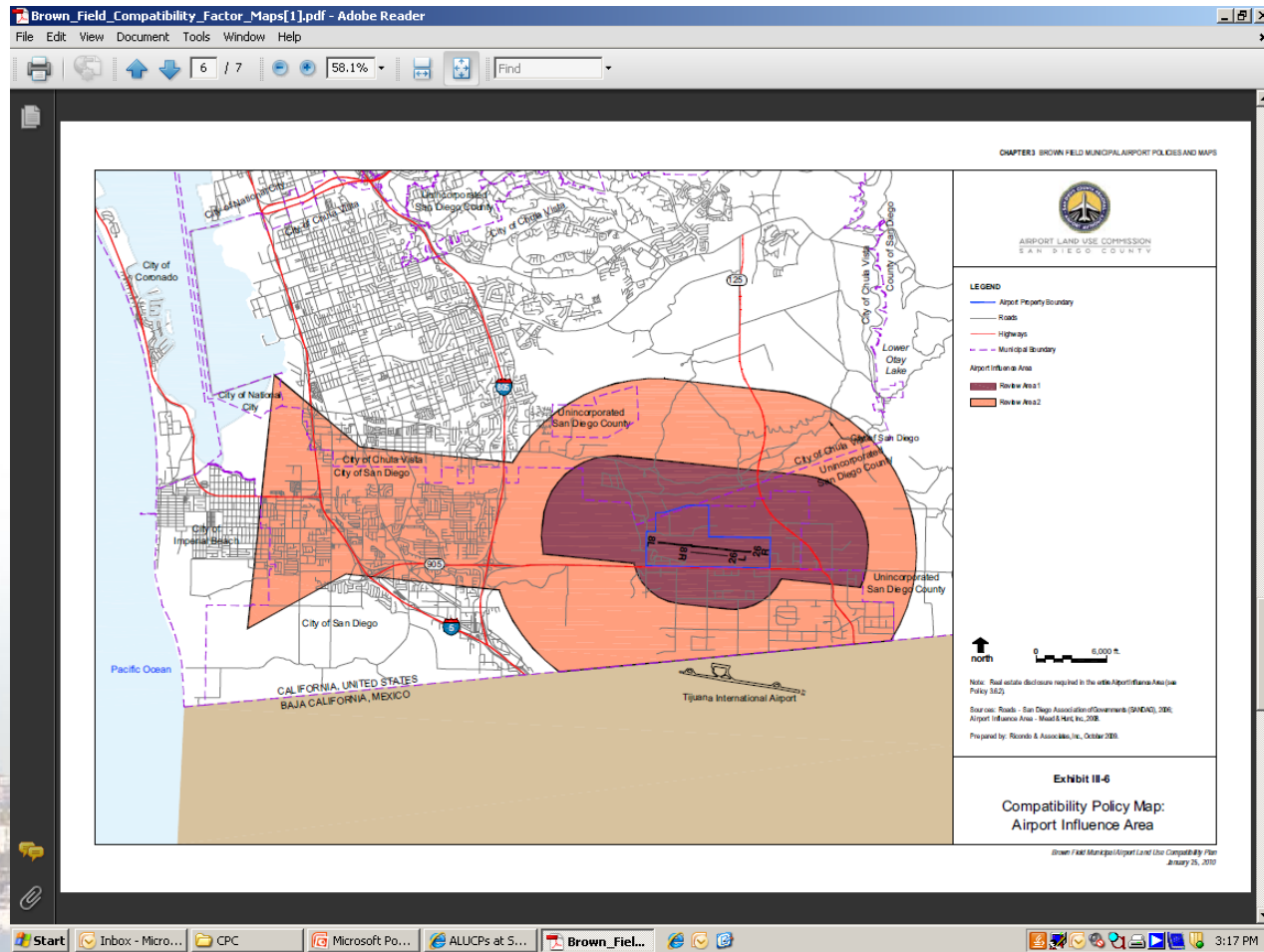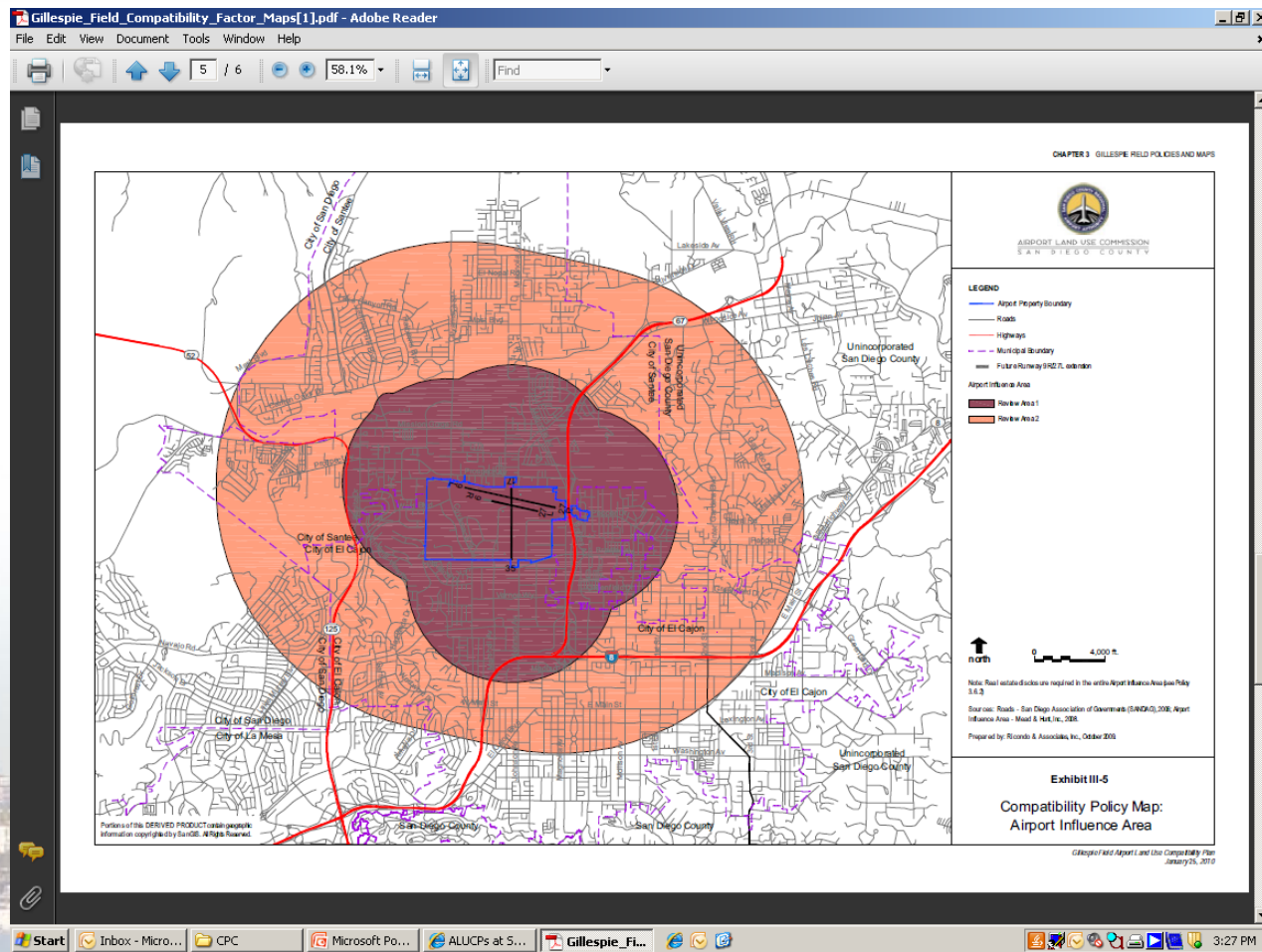 - Special events or temporary use permits

Zoning Actions

- **To apply the proposed overlay zone to adopted airport influence areas**
  - Overlay zone boundary reflects airport influence areas adopted by Airport Authority
  - Applies to 34 community plan areas
- **To facilitate implementation of ALUCPs**
- **To provide disclosure of proximity to an airport** (per adopted ALUCP overflight policy)
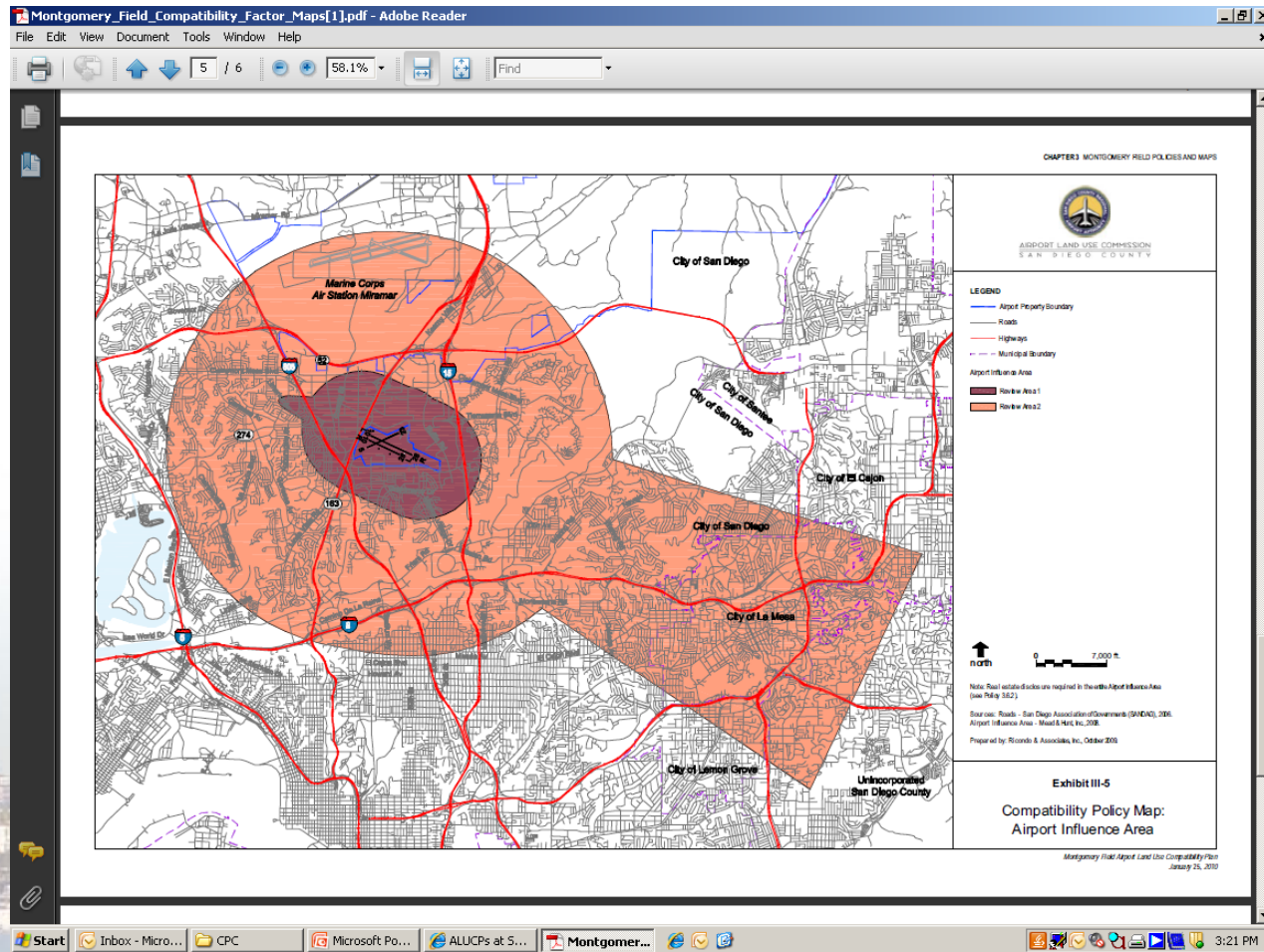
MCAS Miramar AIA

Brown Field AIA

Gillespie Field AIA

Montgomery Field AIA

Community Plan Amendments

Minor corrections with no change to adopted land use designations or plan policies:

- **Clairemont Mesa-** (Miramar & Montgomery)
- **Kearny Mesa-** (Miramar & Montgomery)
- **Linda Vista-** (Montgomery)
- **Mira Mesa-** (Miramar)
- **Rancho Penasquitos-** (Miramar)
- **Scripps Miramar Ranch-** (Miramar)

Community Plan Amendments (continued)

- **Serra Mesa-** (Montgomery)

- **Tierrasanta-** (Gillespie, Miramar & Montgomery)

- **Torrey Hills-** (Miramar)

- **Torrey Pines-** (Miramar)

- **University-** (Miramar & Montgomery)

- Otay Mesa- (Brown Field) will be addressed with Otay Mesa community plan update in process

ALUCP Infill Policy

- **To respect intensity and density of development established prior to ALUCP**
  - Allows new development consistent with existing development within ¼ mile (Section 132.1540)
  - Even if inconsistent with noise or safety criteria
- **Most likely to occur near Montgomery Field**
  - Miramar infill is limited to non-residential in the Transition Zone
  - Not applicable to Brown Field due to existing low intensity development pattern in Otay Mesa
  - Not applicable to Gillespie (no safety zones in City)

Identification of Infill Areas

- **Clairemont Mesa** (Safety zones 4, 6, and TZ)
- **Kearny Mesa** (Safety zones 2, 3, 4, 5, 6, and TZ)
- **Serra Mesa** (Safety zones 3, 4, and 6)
- **Tierrasanta** (Safety zones 4 and 6)
- **Linda Vista** (Safety zone 6)
- **Mira Mesa** (Transition Zone)
- **Torrey Hills** (Transition Zone)
- **Torrey Pines** (Transition Zone)
- **University** (Transition Zone)

Public Process

- **City Council Initiation Hearing (March 2009)**
- **Drafts Posted on LDC Web Page/Email Blast**
- **Community Planners Committee**
- **Community Planning Groups**
- **Code Monitoring Team**
- **Technical Advisory Committee**
- **Planning Commission**
- **LU&H Committee and City Council**
- **Airport Land Use Commission**
- **Coastal Commission**

Recommendations for Approval

- **Code Monitoring Team** (vote 7-0-0)
- **Technical Advisory Committee** (7-0-0)
- **University** Community Planning Group (14-0-1)
- **Torrey Pines** Community Planning Group (10-0-1)
- **Clairemont** Community Planning Group (11-0-0)
- **Mira Mesa** Community Planning Group (9-0-0)
- **Kearny Mesa** Community Planning Group (13-1-0)
- **Tierrasanta** Community Planning Group (16-0-0)
- **Serra Mesa** Community Planning Group (10-0-1)
- Linda Vista Community Planning Group (15-0-0)

Recommendations for Approval
(Provided after printing of PC staff report)

- **Rancho Penasquitos** Community Planning Group

    February 2, 2011 vote 10-1-0

- **Scripps Miramar Ranch** Community Planning Group

    February 3, 2011 vote 17-0-0

- **Torrey Hills** Community Planning Group

    February 15, 2011 vote 7-0-1

Requested Action (Process 5)

Provide recommendation to City Council to approve the ALUCP Implementation Plan

- **Adopt** amendments to the Land Development Code/Local Coastal Program
- **Adopt** zoning actions
- **Adopt** community plan amendments
- **Identify** plan areas for ALUCP infill
- **Certify** the Addendum (Project No. 218845) to General Plan PEIR No. 104495